

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 24, 2005

ITEM NO. 7

CASE NUMBER/ PROJECT NAME	10-DR-2005 Vista Del Camino		
LOCATION	7700 E Roosevelt Street		
REQUEST	Request approval of site plan and elevations for remodel, addition and modification to the Vista Del Camino Community Center.		
OWNER	City of Scottsdale 480-312-2367	ENGINEER	KPFF 602-264-1010
ARCHITECT/ DESIGNER	OWP/P Architects 602-294-6500	APPLICANT/ COORDINATOR	Bob Berg OWP/P Architects 602-636-6902

BACKGROUND

Zoning.

The property is zoned Open Space (O-S) which allows municipal uses with a conditional use permit. The community center was developed in 1972 in the single-family residential zoning district (R1-7) where it was a permitted use. The site, along with adjacent portions of Indian Bend Wash, was rezoned to O-S in 1980. The proposed renovation and expansion is not considered a significant enough change to require a municipal use master site plan/conditional use permit.

Context.

The site is located within the Indian Bend Park Wash, between Miller and Hayden Roads on the north side of Roosevelt Street. Adjacent development includes single-family homes to the east and south, across Roosevelt Street. Indian Bend Wash parkland is located to the north and west of the site.

APPLICANT'S PROPOSAL

Development Information:

- Existing Use: Vista Del Camino Community Center
- Parcel Size: 9.11 gross acres
- Existing Building Square Footage: 11,896 s.f.
- Expansion Square Footage: 3,395 s.f.
- Proposed Building Square Footage: 15,292 s.f.
- Building Height Allowed: 24 feet
- Building Height Existing/Proposed: 17 feet 8 inches / 22 feet
- Parking Required: 70 spaces
- Parking Existing/Proposed: 47 / 81 spaces

Applicant's Request:

The proposed project includes expanding and remodeling the existing Vista Del Camino center, revising the parking lot area, and updating the landscaping and lighting. The expansion includes approximately 910 square feet of new construction on the west side of the building. Additional square footage (about 2,485 square feet) is achieved by enclosing the central breezeway and interior courtyard. The site plan modifications include: redesigning the established parking area to provide 34 additional spaces; moving the refuse container away from residential uses; and modifying the outdoor plaza area to be more usable for presentations and celebrations.

The new building architecture involves sandblasting the existing block exterior walls to reveal the natural light red color, providing a new light-gray metal roof, and adding some plaster forms and metal accents. New accent colors were chosen from colors found in the Yaqui mural project, currently on display at the Vista Del Camino center. These colors include bluish-gray and several soft amber tones for metal accents, and sage green and muted greenish-yellow for plaster finishes. The outdoor plaza area includes fabric shade triangles in light rust and slate blue colors.

The center's frontage along Roosevelt is designed with dense plantings and concentric patterns of bear grass and seat walls. Landscaping elsewhere on the site is less saturated, but includes trees for shade and accent in the outdoor plaza and parking areas, and good base planting around the service and secondary entrance areas. The overall plant palette is an interesting desert array of Blue Palo Verde, Mesquite, and Arizona Sycamore trees; succulents such as agave and aloe; ocotillo cactus; bear and deer grasses; creosote; and a number of flowering shrubs and groundcovers.

The lighting for the project includes new building lighting as well as parking area lighting. The proposed parking lot lighting is tube lighting, which staff recommends be exchanged for standard shoebox lighting that is full-cut off, capable of house-side shielding and easier to maintain. Bollard lighting is provided along the driveway into the parking lot. It may be possible to reduce some of this lighting, especially on the east, or residential side of the driveway, to reduce lighting glow impacts to the adjacent neighbors. Staff included a stipulation for the applicant to reassess the lighting safety needs in this area.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

- ATTACHMENTS
1. Applicant Narrative
 2. Context Aerial
 - 2A. Aerial Close-Up
 3. Zoning Map
 4. Site Plan
 5. Elevations
 6. Exterior Perspectives
 7. Landscape Plan
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements

City of Scottsdale

Project Narrative

For City Initiated Projects

Sheet 1 of 3

- **Project Description**

- Addition and remodel of the existing 12,500 s.f. Vista del Camino Community Center. The project will add 2500sf to the existing facility and remodel the remainder of the existing building shell and interiors. The work in the remodeled areas ranges from: completely redone interiors including new structure, demising walls, drop ceilings and finishes, to simple replacement of interior finishes where required. The total renovated facility will be approximately 15,000 s.f.

- **Project goals as stated by City, Staff and User groups**

- Improve working conditions for the staff. Re allocation of space to allow for better operations and flow of staff and users
- Improve safety of both staff and clients.
- Create a warmer more welcoming environment for the Centers clients. The Center serves a wide variety of client from young to old. There needed to be improved separation of the various uses within the center while allowing for some sharing of activity areas to enable the center to serve a larger clientele.
- Create a recognizable "front door" for the center. Current conditions make it difficult to know how to enter the building on foot or in a vehicle.
- Create a community presence for Vista del Camino
- Modernize the building and its systems to make it viable for the next 30 years.

- **Project responses**

- The City of Scottsdale's project team and the project design team met with 6 user groups including staff, volunteers, teens, Yaqui community, seniors, and neighbors to determine issues of importance to individual user groups and to find common issues and needs between all the groups in the community that would be using the renovated Vista del Camino Community Center
- The decision was made to add a majority of the 2500 sf addition in the existing courtyard since this would provide for a central reception, meeting and community space for the Center. This decision also allowed the existing outdoor plaza area to remain as a high use space for outdoor activities and celebrations. The other area to be added onto is the west wing of the building, which then provided enough space for Social Service offices, meeting rooms and administration to be moved together in a secured space. The Community Center, Teen Center and Staff offices moved to the west side of building to be closer to the large Activity Room and outdoor activity spaces. The Career center functions were also moved together at the west side of the building. The Food Bank remains in its present location with a minor area increase. The Activity Room and the Yaqui Room will remain in their present locations

**City of Scottsdale
Project Narrative
For City Initiated Projects**

(Continued 2 of 3)

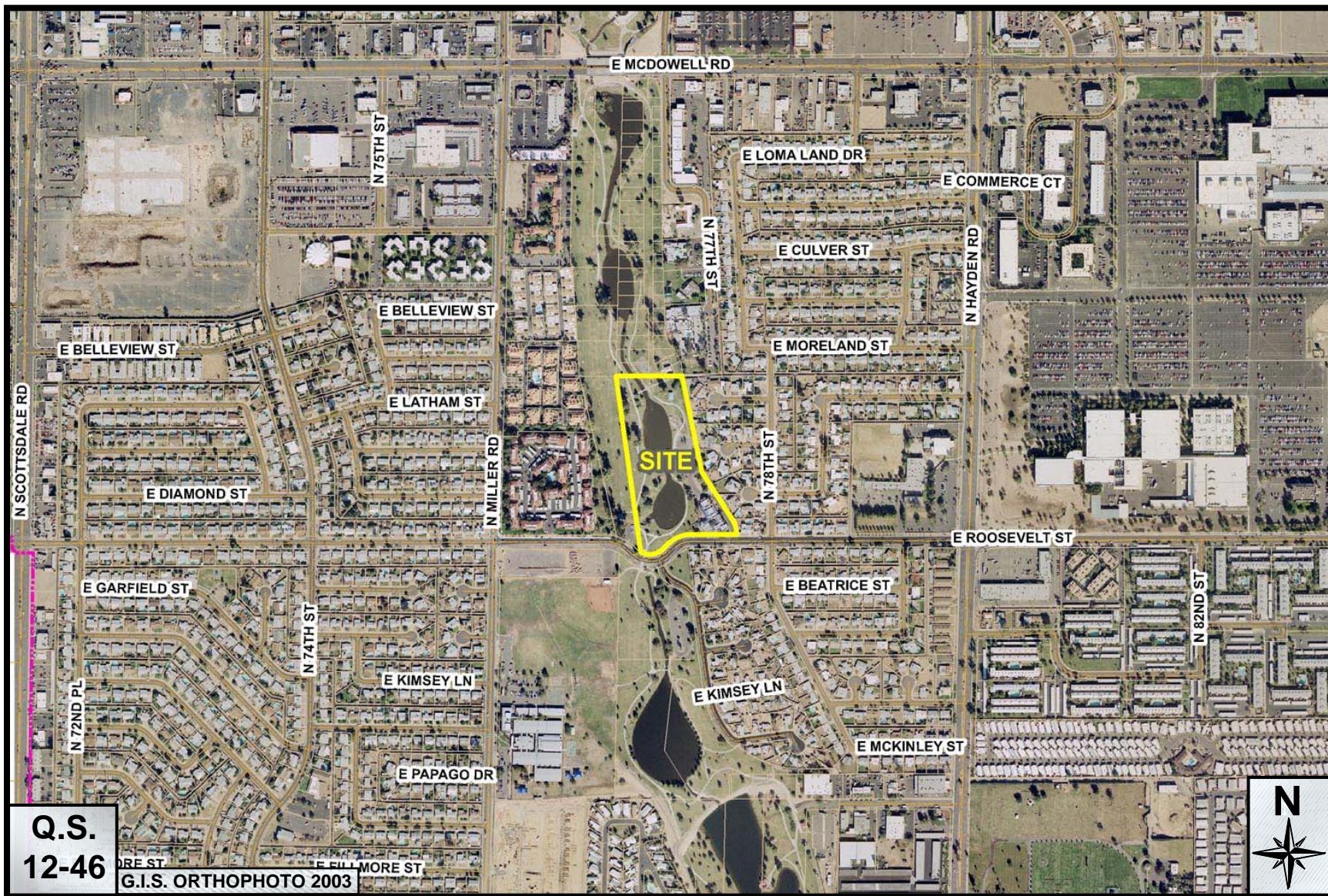
with minor changes to walls adjacent to the kitchen that will shift to accommodate internal circulation.

- The existing plan of Vista del Camino was considered to be basically strong. The elevations around the building however were very disconnected having been added onto a number of times over the life of the building. To simplify the busyness of the building the following approach was taken:
 - The existing block exterior walls have been heavily painted over the years (white) and will be sandblasted to reveal the existing light red color of the block and light aggregate for a color and texture reminiscent of the Sonora Desert. New block has been located that will closely match the existing block where it will be required for patching and new walls. New metal roof and vertical trim has been selected for low maintenance and to provide a compatible low impact color for the new and remodeled roof and exterior wall areas which are not masonry.
 - The roofline of the building has been modified at the Roosevelt (south) and north elevations with the new roof over the lobby area and a raised clearstory area along the corridor in Social Services. The roof has been kept low (below existing building elevations) along the east side of the building out of respect for the adjacent neighbors. The windows to the west will be shaded by the roof over hang and vertical shading elements providing light into the new public areas and increase the public presence of the building when approaching from the west. The highest point of the new roof will be 2' below allowable height per the zoning ordinance. The raised clearstory spine along the hall at Social Services provides light into the corridor and a gentle slope up to the roof of the reception lobby, which in profile from Roosevelt and the neighborhood across the street mimics the roof profiles of the homes in the surrounding neighborhood.
 - Virtually all user groups noted color as an important element to the building. "Warm and friendly" and "colorful and happy" were requests noted by some one in each of the user group meetings. All user groups raised the issue of the Yaqui Indians involvement in the center and the importance of the mural project to the center in general and to the Yaqui Community specifically. The murals created by Mario Martinez, which will remain on display in the Center, were the source for the accent colors on the elevation of the building such as the steel pipes supporting awnings; the canopy frames of the central covered walk way and the small number of plaster accent walls.

**City of Scottsdale
Project Narrative
For City Initiated Projects**

(Continued 3 of 3)

- Glazing is an important element in the building. The introduction of large glazed windows and clearstories at the lobby entry make immediately evident where the entry to the Center is located. Glazing at the new meeting rooms and Social Services offices, while lightly screened by landscaping, provide openness and welcome visitors walking, or driving to the Center.
- The Center has an important roll as a place of celebration for the community groups and neighborhood. The Ballet Folkloric, "movies in the park" and teenagers just hanging out at the center have used the Plaza and amphitheater to the north as a gathering and celebration space. Neither of them currently work very well since the plaza is unusable for at least 5 month during our hottest weather and the steps that lead down from the plaza do not orient people towards the view of the activity, movie screen or stage set up at the bottom of the hill. Fabric shade structures have been added along the west and north elevations of the building providing shade to the plaza and building as well as creating an improved identity of the "public space" that Vista del Camino officers the community. The concrete and grass steps will be removed. The plaza will be enlarged and the grass hill will be re-sculpted to provide a real amphitheater bowl to better support large community presentation and gatherings at Vista del Camino.
- Parking and Landscaping – The parking lot has been redeveloped largely within the boundaries of the existing parking curb. Limited modifications have been made to the outline of the existing parking area and the parking lot will be completely re-stripped. Planting has been brought up to City of Scottsdale standards and will include significant improvements to the landscaping on the property line adjacent to the neighbors to the east. Lighting has been improved in the parking area and along the north and west faces of the building providing for improved public walkway lighting and visibility. All lighting is placed to create minimum impact across the property line of the Center.



Vista Del Camino

10-DR-2005

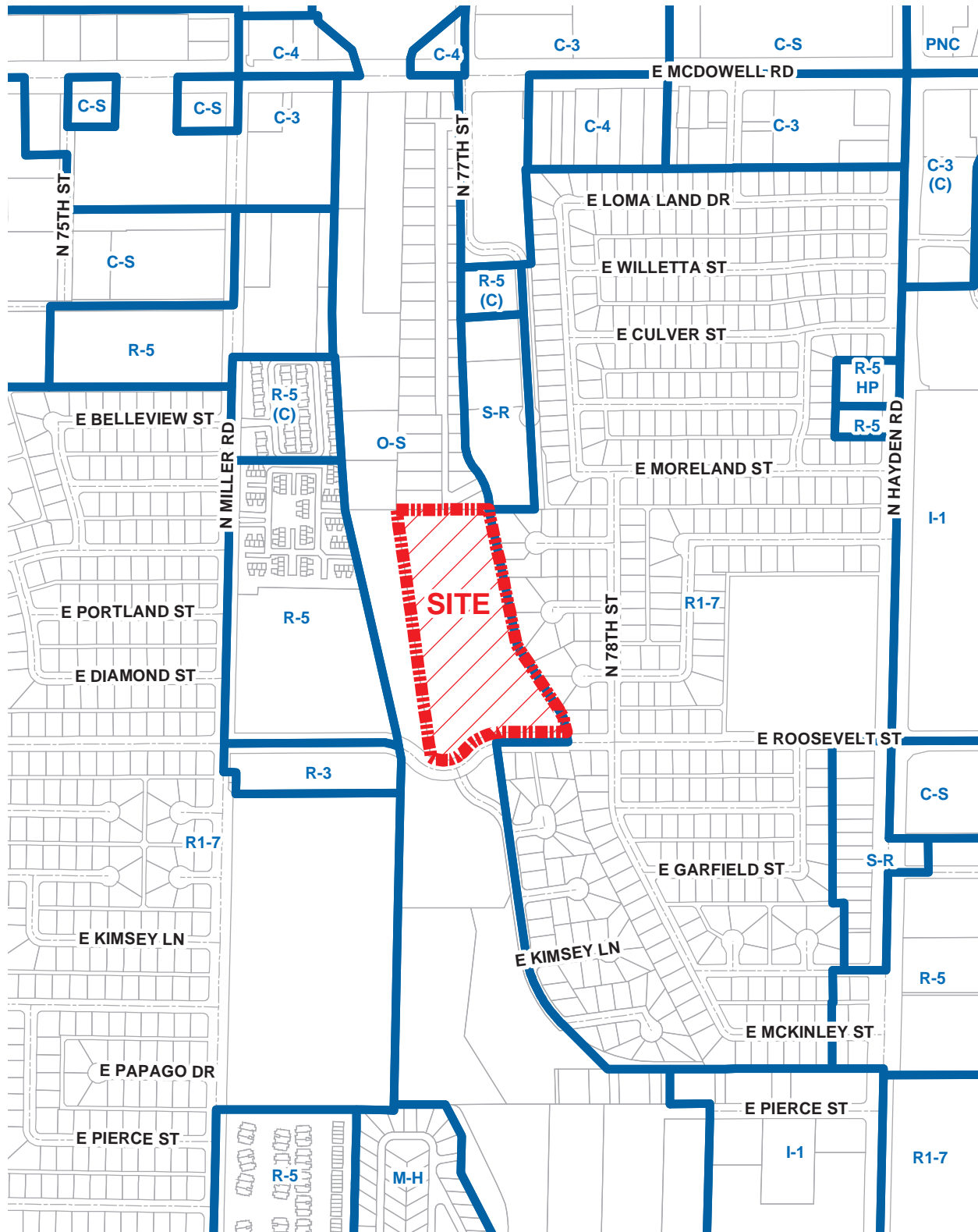
ATTACHMENT #2



Vista Del Camino

10-DR-2005

ATTACHMENT #2A



10-DR-2005

ATTACHMENT #3

OWP/P

O'Donnell Wicklund
Pizzetti and Peterson, Inc.
Architect
Phoenix, Arizona

OWWP Engineers, Incorporated
ME/P/E Engineer
Phoenix, Arizona

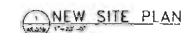
RJFF
Civil Engineer
Phoenix, Arizona

FLOOR ASSOCIATES
Landscape Architect
Tempe, Arizona

AED Incorporated
Structural Engineer
Tempe, Arizona

Frank Redmond Associates
Forest Planning Consultant
Phoenix, Arizona

**DRB
SUBMITTAL**
NOT FOR CONSTRUCTION



PROJECT INFORMATION

NAME: CITY OF SCOTTSDALE/
VISTA DEL CAMINO

GROSS/
ACRES: 9.11 ACRES

NET/
ACRES: 8.77 ACRES

ZONING: O-S

PARCEL NO: 131-14-005F

O.S.: 12-4

BLDG AREA/
GROSS: 15,292 SF

**REQUIRED
OPEN SPACE: 39,717 SF**

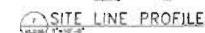
PROVIDED
OPEN SPACE: 269,375 SF

**REQUIRED
PARKING: 70 SPACES**

PROVIDED
PARKING: 81 TOTAL

BLDG USE: COMMUNITY CENT

*EXISTING ANCILLARY
ARE PARK SERVICE USE

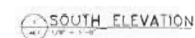


AS.03B

**REMODEL/
EXPANSION**
7724 E. ROOSEVELT, T ST
SCOTTSDALE, AZ



**DRB
SUBMITTAL**
NOT FOR CONSTRUCTION

[illegible]

Owner	
Directed	
Approved	
Project Number	2007-01-01
Date	11/01/07
Scale	1/4" = 1'
Site	

A4.1

1-31-05

10-DR-2005

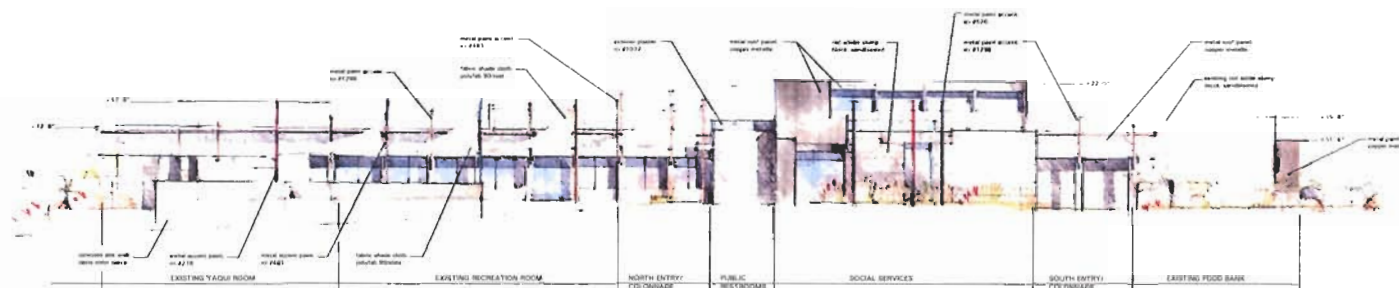
ATTACHMENT #5

**REMODEL/
EXPANSION**
7706 E ROOSEVELT ST
SCOTTSDALE, AZ

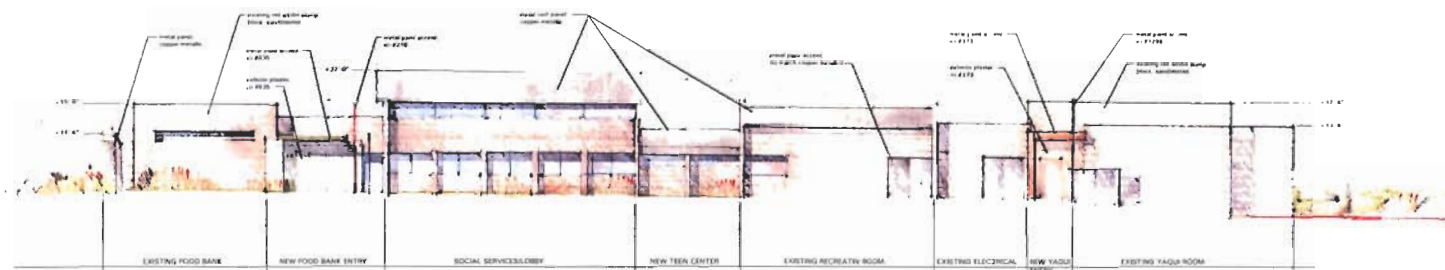


O'Donnell Wicklund
Pizzuti and Peterson, Inc.
Architect
Phoenix, Arizona
OWP Architects, Incorporated
MEP/CF Engineer
Phoenix, Arizona
RUFF
Civil Engineer
Phoenix, Arizona
FLOOR Associates
Landscapes Architect
Phoenix, Arizona
AED Incorporated
Structural Engineer
Tempe, Arizona
Frank Redmond Associates
Fast Planning Consultant
Phoenix, Arizona

**DRB
SUBMITTAL**
NOT FOR CONSTRUCTION



WEST ELEVATION



EAST ELEVATION
1/8" = 1'-0"

Task	Mark	Description
1. The following table shows the number of people who attended the football match on each day of the week.		
Day	Monday	Tuesday
Number of people	120	150
Day	Wednesday	Thursday
Number of people	180	200
Day	Friday	Saturday
Number of people	220	250
Day	Sunday	
Number of people	300	

Drawn	
Checked	
Approved	
Project Manager	204
Date	01.01
Scale	1:100

ELEVATIONS

A4.2

1-31-05

10-DR-2005
1/21/2005



**DRB
SUBMITTAL
NOT FOR CONSTRUCTION**

Drawn	97
Checked	98
Approved	99
Prepared Number	20434 20
Date	27.07.06
Total	977

A4.3A

10-DR-2005

**Vista Del Camino
COMMUNITY
CENTER**

**REMODEL/
EXPANSION**
7906 E ROOSEVELT ST
SCOTTSDALE, AZ



D'OConnell Whitland
Figueroa and Patterson, Inc.

OWPP Architects
Architect

Phoenix, Arizona

OWPP Engineers, Incorporated

MEP/PE Engineer

Phoenix, Arizona

KPFF

Civil Engineer

Phoenix, Arizona

FLOOR Associates

Structural Engineer

Phoenix, Arizona

ABD Incorporated

Electrical Engineer

Tempe, Arizona

Ford-Rodriguez Associates

Fire Protection Consultant

Phoenix, Arizona

**DRB
SUBMITTAL**
NOT FOR CONSTRUCTION



EXTERIOR PERSPECTIVE
A4.3B SITE - NEW FROM ROOSEVELT

DATE	DESCRIPTION	BY

Owner	
Contract	
Contract	
Project Number	2004-05
Date	07.07.05
Scale	AS SHOWN

**EXTERIOR
PERSPECTIVE**

A4.3B

1-31-05

**REMODEL/
EXPANSION**
7702 E. ROOSEVELT ST.
SCOTTSDALE, AZ

□Wp/p

**O'Donnell Wicklund
Piggott and Peterson, Inc.**
CWP/P Architects
Architect
Phoenix, Arizona
CWP/P Engineers, Incorporated
ME/P/E Engineer
Phoenix, Arizona
RJFF
Civil Engineer
Phoenix, Arizona
FLOOR Associates
Interior Architect
Phoenix, Arizona
AED Incorporated
Structural Engineer
Tempe, Arizona
Frank Redmond Associates
Food Planning Consultant
Phoenix, Arizona

**DRB
SUBMITTAL**
NOT FOR CONSTRUCTION

CITY OF SCOTTSDALE NOTES

- [illegible]

WATER INTENSIVE PLANT CALCULATION			
ALLOWED	19,965 SQ.FT.	PROVIDED	3 SQ.FT.

SITE PLANT LEGEN

[illegible]

KEYNOTE

- | | | | | | |
|----|---------------------|----|--------------------------------|----|---|
| 7 | PROPERTY YARD | 15 | TRANSFORMER | 25 | CONCRETE PADS |
| 8 | BUS STOP | 16 | UTILITY VAULTS | 26 | CONCRETE PAV. SEE ARCHITECTURAL DRAWING |
| 9 | EXISTING SIDEWALK | 17 | EXISTING RETAINING WALL | 27 | CANOPY SEE ARCHITECTURAL DRAWINGS |
| 10 | FLOOD PLAIN LINE | 18 | RAMP | 28 | RETAINING WALL |
| 11 | 26' SETBACK | 19 | SEATING | 29 | SIGHT VISIBILITY TRIANGLE |
| 12 | CURB | 20 | CMU WALL | | |
| 13 | PARKING | 21 | STEEL HEADER | | |
| 14 | ADA ACCESSIBLE RAMP | 22 | PLANTER | | |
| 15 | EDGE OF LAKE | 23 | EXISTING LIGHTS/POLE TO REMAIN | | |
| 16 | GRASS AMPHITHEATER | 24 | REGRADE TURF AREA | | |
| 17 | EQUIPMENT YARD | 25 | EXISTING TURF TO REMAIN | | |

LANDSCAPE

L-10

ATTACHMENT A

THE FIRE ORDINANCE REQUIREMENTS WERE UNAVAILABLE AT TIME OF THE MARCH 24, 2005 PACKET PRINTING. WHEN THE FIRE ORDINANCE REQUIREMENTS ARE COMPLETED, THEY WILL BE DISTRIBUTED ELECTRONICALLY TO DRB MEMEBERS & STAFF, AND POSTED THE CITY WEB PAGE

Stipulations for Case: Vista Del Camino Case 10-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by O'Donnell Wicklund Pigozzi and Peterson Inc. with a date provided on the plans by City of Scottsdale staff of 1/31/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by O'Donnell Wicklund Pigozzi and Peterson Inc. with a date provided on the plans by City of Scottsdale staff of 1/31/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Floor and Associates with a date provided on the plans by City of Scottsdale staff of 1/31/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:

DRB Stipulations

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- A. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance).

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

11. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property lines except for sign and parking lot canopy lighting.
12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. Parking lot lighting shall utilize a full cutoff shoebox style fixture. Parking lot lighting closest to residential shall include house-side shields.
- b. Developer shall reassess the need for security bollard lighting on the east side of the driveway into the parking lot area in an effort to reduce the number of bollards to limit lighting impacts to adjacent residential uses.
- c. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- d. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.5 foot-candles. All exterior luminaries shall be included in this calculation.
- e. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- B. The applicant shall provide Bicycle parking in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- C. At the time of review, the applicable Board of Adjustment 127-BA-1983, and etc. case(s) for the subject site were:

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Conveyance requirements of the channel are 30,000 cubic feet per second (CFS). The project can encroach upon the 30,000 CFS limit so long as it does not affect downstream conveyance. Conveyance would most likely be affected by placing significant portions of the building into the flow path or adding significantly to the elevation of fill of landscape in the area of flow.
 - c. A flood plain requirement is 20,000 CFS. Finished floor must stay 12 inches above the finished grade, which must be above the 20,000 CFS level.

Ordinance

- D. This site shall not be required to provide any stormwater storage retention basins.
- (1) Off-site runoff must enter and exit the site as it did historically.
 - (2) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

22. No right of way dedications or street improvements will be required for this site.

INTERNAL CIRCULATION:

DRB Stipulations

23. The developer shall provide a minimum parking-aisle width of 24 feet.
24. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:**DRB Stipulations**

25. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures.
26. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- H. This site shall require at least one trash enclosure in compliance with the following schedule. Refuse enclosures are required as follows:
- (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- I. Underground vault-type containers are not allowed.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

27. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 28. On-site sanitary sewer shall be privately owned and maintained.
- 29. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- M. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 30. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]